



BOARD OF ADJUSTMENT

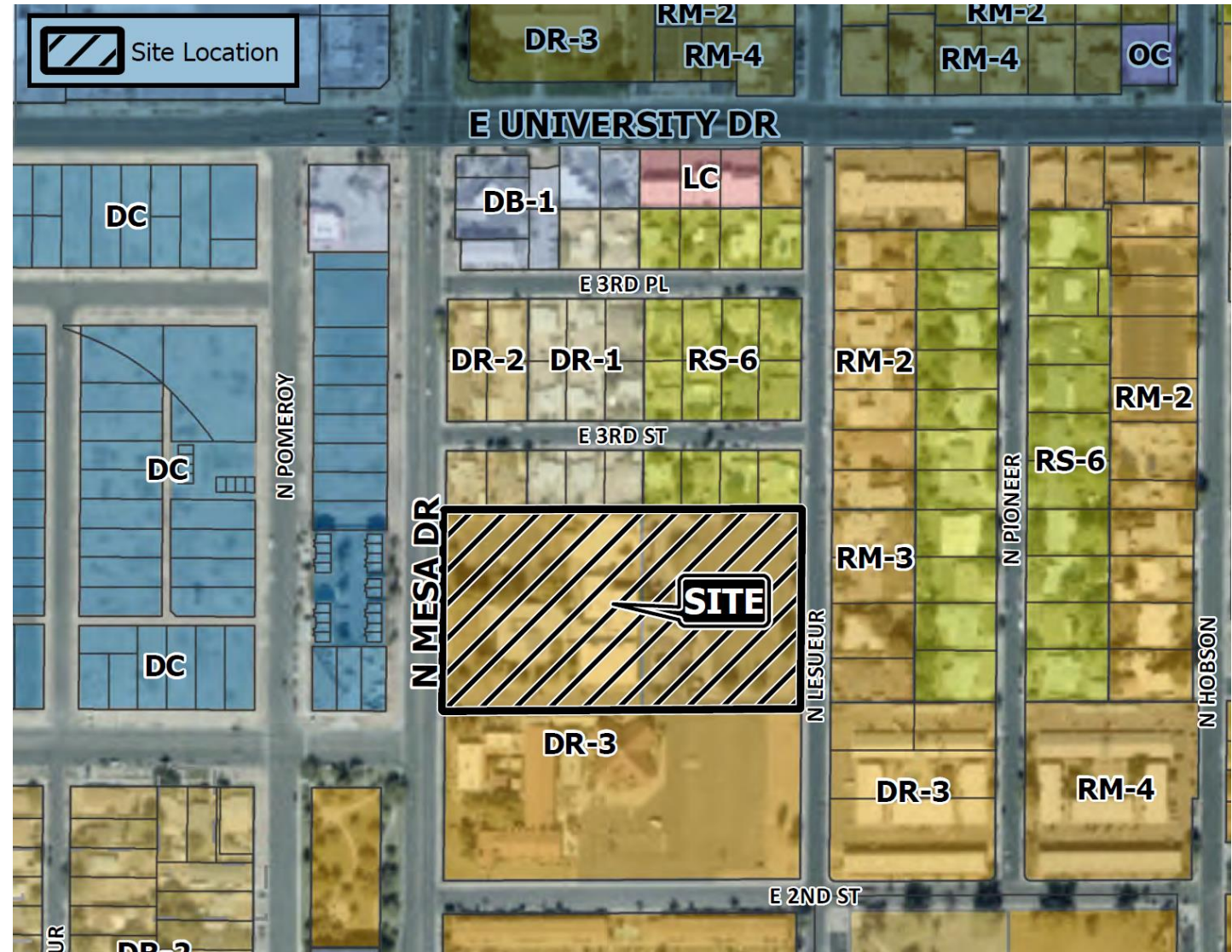
July 7, 2021

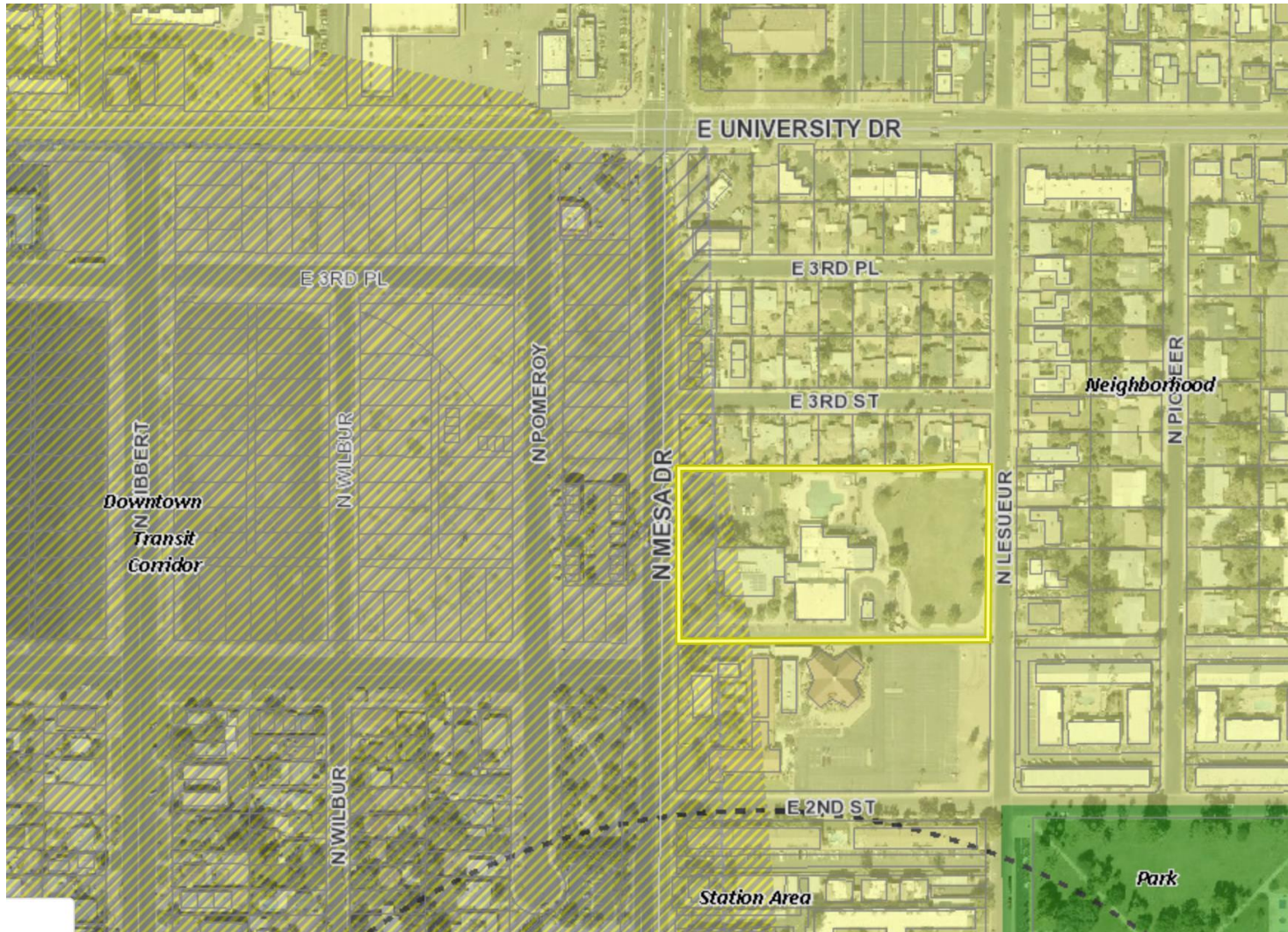


BOA21-00550

Location

- East Side of Mesa Drive
- South of University Drive
- Located on the former YMCA site





General Plan

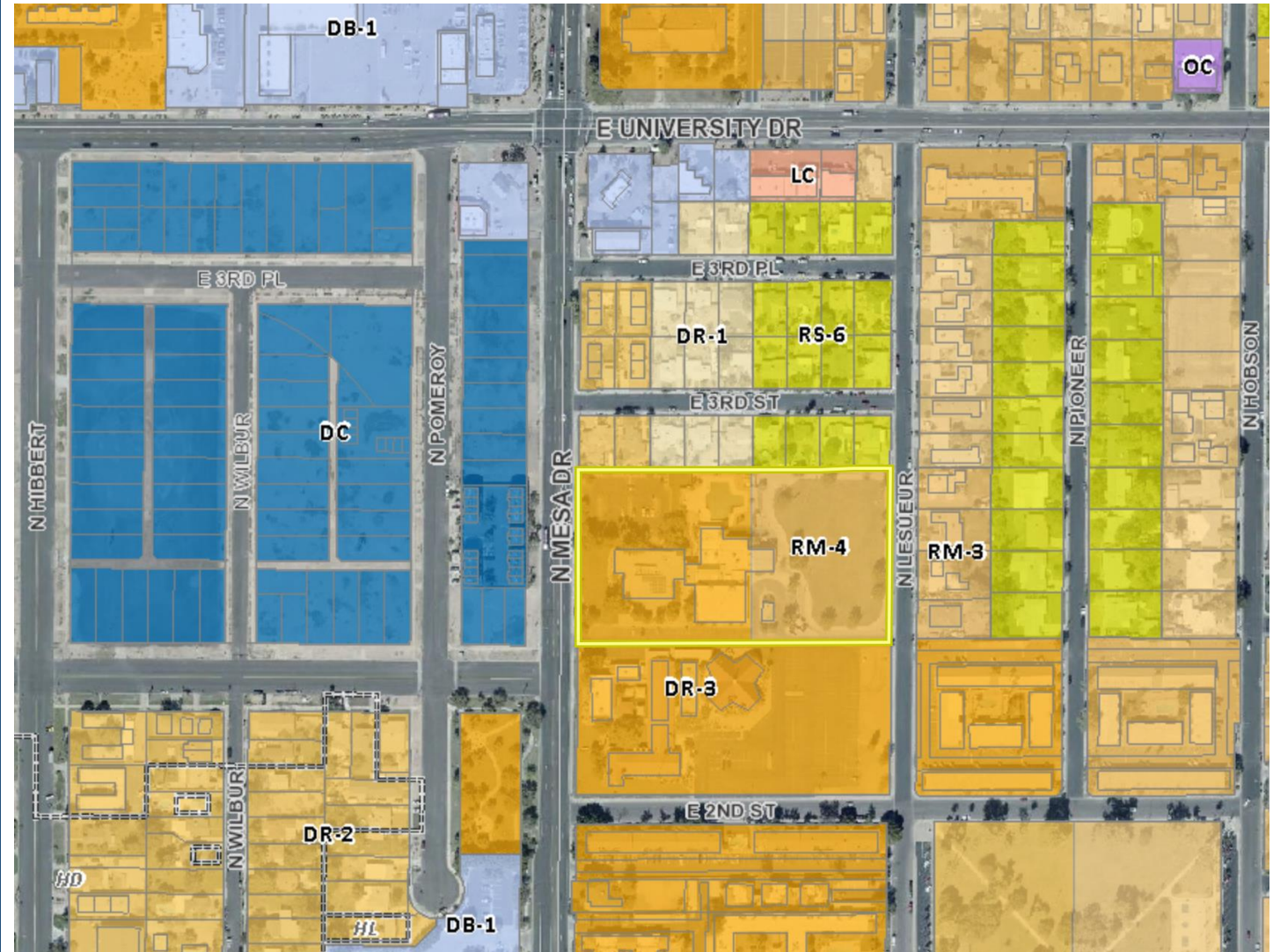
Downtown,
Neighborhood, and
Transit Corridor

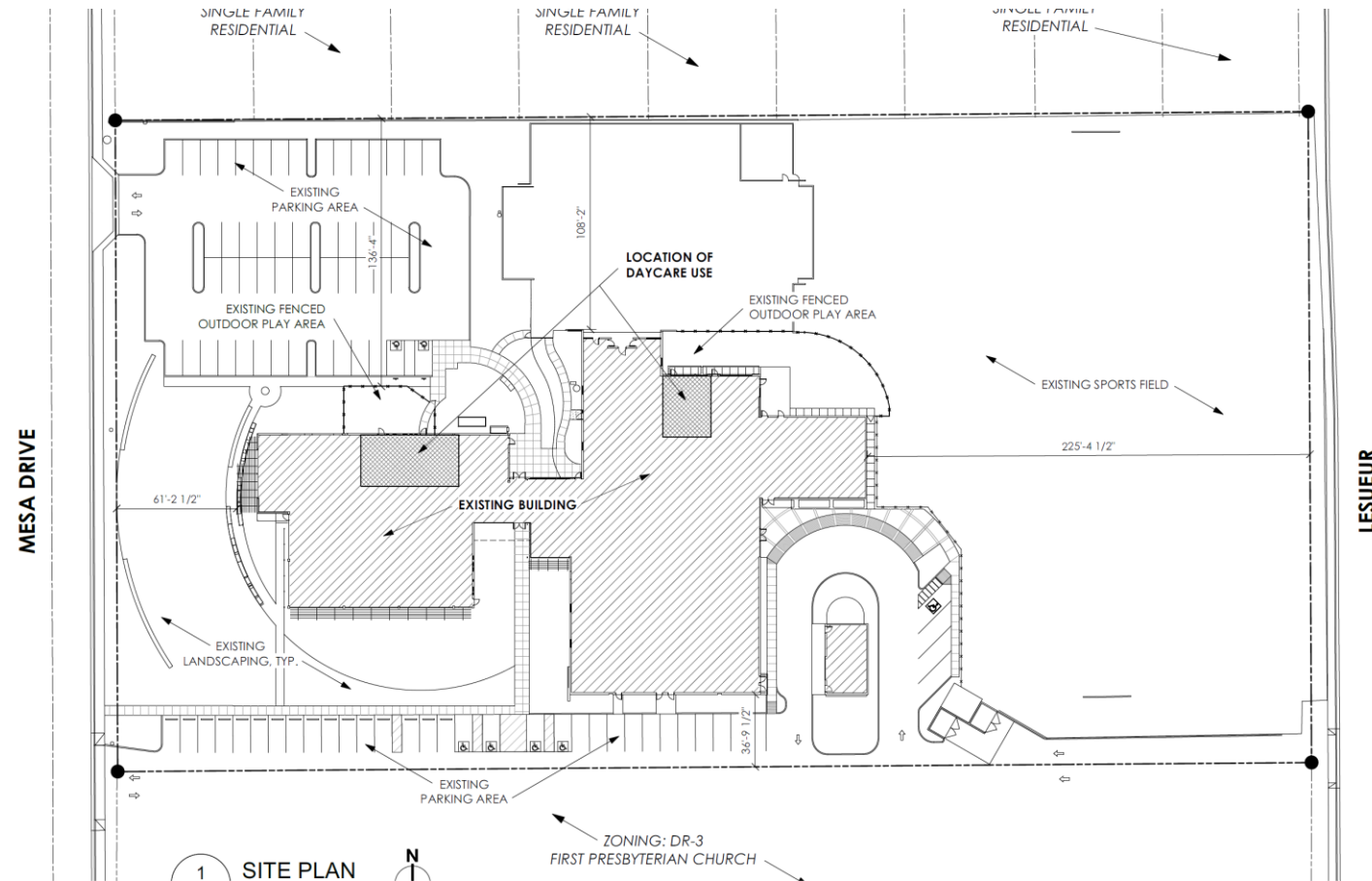
- Provides compatible nonresidential services to the neighborhood

Zoning

DR-3 and RM-4

- A day care center is a permitted use in the DR-3 zoning district with the approval of a SUP





Request

- Special Use Permit

Purpose

- Allow for a day care center associated with a charter school in the DR-3 district

Site Photos



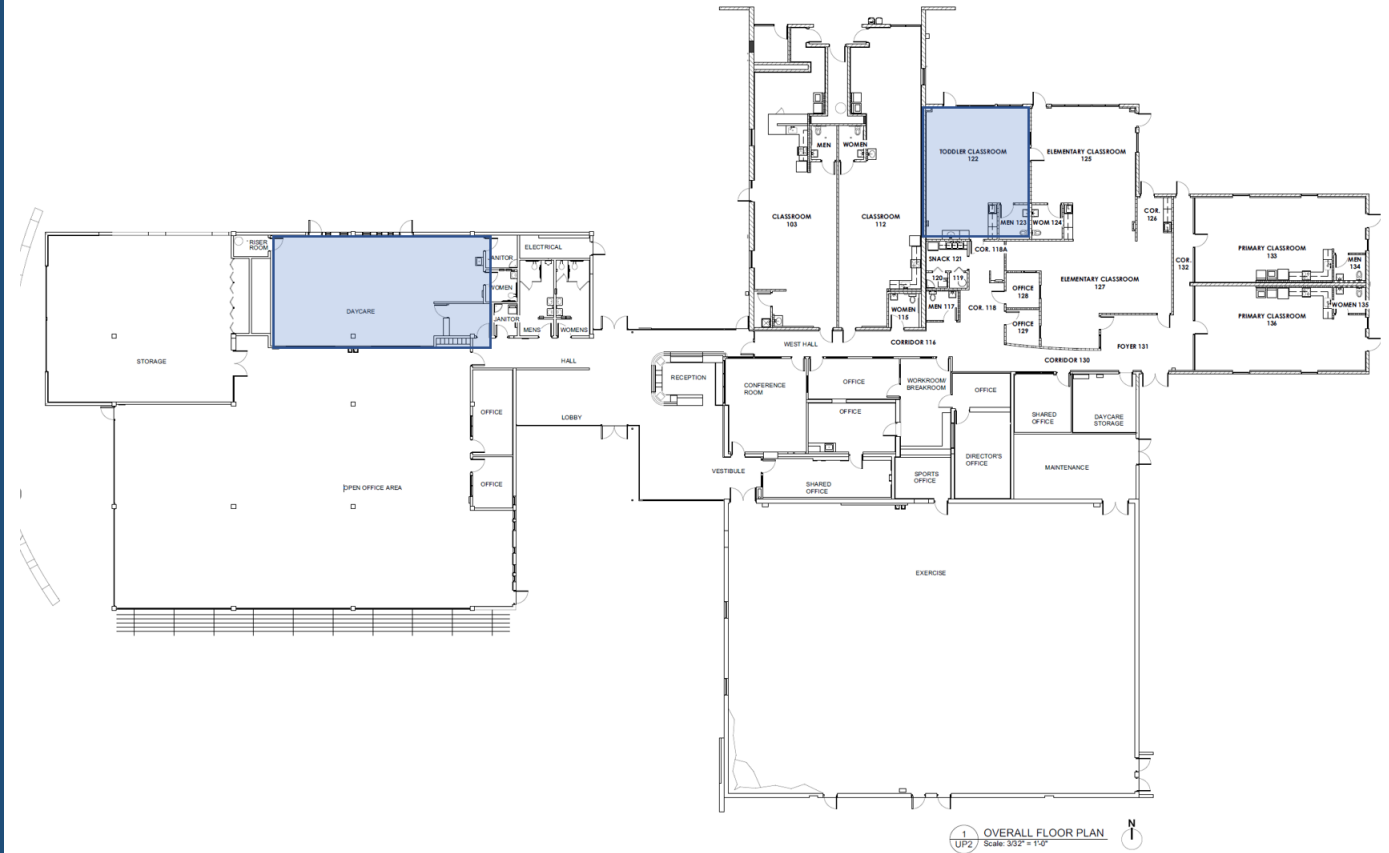
Looking northeast at the site from Mesa Drive



Looking southeast at the site from Mesa Drive

SUP Request

- Day care will occupy two classrooms in the 30,227 sq ft school



FLOOR PLAN IS EXISTING TO REMAIN AND FOR
REFERENCE ONLY RELATED TO USE PERMIT REQUEST
FOR DAYCARE

Approval Criteria

Section 11-70-5 SUP Criteria

✓	Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
✓	The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the District where it is located and conform with the General Plan and with any other applicable City plan or policies;
✓	The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and
✓	Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

Summary

Findings

- Complies with the 2040 Mesa General Plan
- Day Care Center is permitted with approval of a SUP
- Meets the criteria outlined in section 11-70-5 for a SUP

Staff Recommendation

Approval with Conditions



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